

TRIPURA GAZETTE



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PART-- I--Orders and Notifications by the Government of Tripura,
The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA URBAN DEVELOPMENT DEPARTMENT

F.5(23)-TUDA/Estt/2025/1093

Dated, Agartala, the 19th May, 2025.

Tripura Policy for Grant & Utilisation of Transferable Development Rights (TDR), 2025

The Government of Tripura recognizes the challenges faced by Urban Local Bodies (ULBs) and development authorities in acquiring land for public purposes such as infrastructure development, affordable housing and public utilities & services. To address these challenges and enable planned urban development, the Government of Tripura hereby introduces the "Tripura Policy for Grant & Utilisation of Transferable Development Rights (TDR), 2025" which provides an innovative mechanism to compensate landowners whose lands maybe required for public purposes through transferable development rights certificate rather than monetary compensation. This policy aims to facilitate the implementation of Master Plans, development of Affordable Housing & Slum Rehabilitation, and creation of essential public infrastructure while ensuring fair reward to landowners and promoting optimal utilization of land resources.

1. INTRODUCTION

1.1 Short Title and Commencement:

- This policy shall be called "Tripura Policy for Grant & Utilisation of Transferable Development Rights (TDR), 2025".
- It shall come into force on the date of its publication in the Official Gazette.
- It shall apply to all urban areas under the jurisdiction of Municipal Corporations, Municipal Councils, Nagar Panchayats, and areas notified as Local Planning Areas under the Tripura Urban Planning and Development Act, 2018, as well as any other area specifically notified by the State Government for the application of this policy.

1.2 Objectives:

The key objectives of the TDR Policy are:

- To implement Master Plan proposals and urban development projects effectively and efficiently.
- To promote planned development by allowing additional Floor Area Ratio (FAR) in designated receiving zones with all necessary infrastructure upgrading.
- To facilitate the development of affordable housing including rehabilitation of slum dwellers.
- To create a market-based mechanism for sale of TDR Certificates through a web portal under the UDD for optimal utilization of Urban Land Resources (within Urbanised Area or future Urbanisable Areas).

1.3 Definitions:

In this policy, unless the context otherwise requires:

- "**Act**" means the Tripura Municipal Act, 1994 or the Tripura Urban Planning and Development Act, 2018, as applicable.
- "**Authority**" means the Urban Development Department of the Government of Tripura (UDD) which shall serve as the primary implementing agency for this policy.
- "**Base FAR**" means the Floor Area Ratio permissible on a plot as a matter of right without payment of any premium as per the Tripura Building Rules, 2017, and its amendments.

- (w) "Urban Development Department (UDD)" means the Urban Development Department of the Government of Tripura, which is the apex body for Tripura Urban Planning and Development Authority (TUDA) and all Urban Local Bodies (ULBs);
- (x) Other terms used in this policy shall have the same meaning as defined in the Tripura Municipal Act, 1994, Tripura Building Rules, 2017, and Tripura Urban Planning and Development Act, 2018.

1.4 Phases of TDR:

The TDR policy shall be implemented in phases:

- (a) **Phase I:** Notification of TOD Zone in Agartala, Udaipur and Dharmanagar, including the Intense & Influence Zones along with identifying Receiving and Sending Zones, under the supervision of Urban Development Department (UDD).
- (b) **Phase II:** Developer Entities (DEs) shall be identified for each TOD Zone within the existing urbanized and future Urbanisable Areas of Agartala, Udaipur, and Dharmanagar, for the purpose of planning and implementing necessary urban infrastructure upgrades required to support higher population density resulting from additional FAR allowances, under the supervision of the Urban Development Department.
- (c) **Phase III:** Actual implementation of the TOD Scheme on the Intense Zones & Influence Zones by respective DEs, with gradual expansion of TDR mechanism to other designated Receiving Zones within the same urban areas, under the supervision of Urban Development Department.
- (d) **Phase IV:** Gradual expansion of TDR mechanism to other Urban Local Bodies (ULBs) across Tripura based on infrastructure readiness assessment and market demand.

1.5 Relationship with Tripura Transit Oriented Development (TOD) Policy, 2025:

- (a) While this TDR Policy establishes a broader framework for transfer of development rights across urban areas of Tripura, implementation will begin with TOD Zone as priority areas.
- (b) TDR implementation in TOD Zone will follow additional requirements specified in the Tripura Transit Oriented Development Policy, 2025.
- (c) As the TDR mechanism matures, it will gradually expand beyond TOD Zone to other suitable receiving zones based on infrastructure readiness.

2. PURPOSES FOR WHICH TDR MAY BE GRANTED

2.1 Development of Public Infrastructure:

- (a) Land required for roads, road widening, and transportation infrastructure as proposed in the Master Plan or Zonal Plan.
- (b) Land required for public utilities and services including water supply, sewerage, drainage, solid waste management, electricity, and other urban infrastructure.
- (c) Land required for social infrastructure such as schools, hospitals, community facilities, police stations, fire stations, and other public buildings.

2.2 Affordable Housing:

- (a) Development of affordable housing projects under government schemes
- (b) Rehabilitation and redevelopment of slum areas
- (c) Housing for economically weaker sections and low-income groups

2.3 Other Public Purposes:

- (a) Any other purpose notified by the State Government through Urban Development Department from time to time.

4. QUANTUM OF TDR

| Section | Category | TDR Entitlement |
|------------|---|---|
| 4.1 | TDR for Landowners | |
| 4.1(a) | For land transferred in non-CBD areas | TDR equivalent to 2 times the area of transferred land |
| 4.1(b) | For land transferred in CBD areas | TDR equivalent to 3 times the area of transferred land |
| 4.1 (c) | For land transferred to be utilized specifically for residential developments | TDR equivalent to 3.5 times the area of transferred land in non-CBD areas and 4 times in CBD areas shall be granted, creating a specific residential TDR category. |
| 4.2 | TDR for Developers | |
| 4.2(a) | For development of affordable housing under government schemes | Developer who is engaged for the purpose of Affordable housing under government scheme will receive additional TDR equivalent to 20% of the quantum of TDR they received from the landowners. |
| 4.3 | Incentives for Early Implementation | |
| 4.3(a) | Phase 1 - Priority Corridors | For lands transferred within 1 year of notification of specific corridor/zone as sending zone, additional TDR of 20% shall be granted |
| 4.3(b) | Phase 2 - Secondary Corridors | For lands transferred within 1 year of notification of additional corridors/zones, additional TDR of 15% shall be granted |
| 4.3(c) | General Implementation | For lands transferred between 1 st and 2 nd year of any zone notification, additional TDR of 10% shall be granted |
| 4.4 | Provisions for Small Landholdings | |
| 4.4(a) | Special Benefits | Small landowners shall receive an additional 5% TDR beyond the standard entitlement to promote participation |
| 4.4(b) | Options for Small Landowners | <p>Owners of small landholdings shall have the following simplified options:</p> <p>(i) Standard TDR Certificate: Receive a TDR certificate with the applicable multiplier plus the 5% additional incentive.</p> <p>(ii) Combined Certificate: Two or more adjacent small landowners may receive a single joint TDR certificate with clear specification of each owner's share along with above benefits.</p> |

5.4 TDR Bank:

- (a) The Urban Development Department shall maintain a TDR Bank to record all TDR certificates issued and their subsequent transfers and utilization.
- (b) The TDR Bank shall be maintained in digital format and shall be accessible to the public through a web portal.
- (c) The TDR Bank shall record the following details.
 - (i) Details of all TDR certificates issued
 - (ii) Details of transfers of TDR certificates
 - (iii) Details of utilization of TDR
 - (iv) Current status of each TDR certificate
- (d) The Urban Development Department shall publish quarterly reports on the status of TDR certificates issued, transferred, and utilized.

6. UTILIZATION OF TDR

6.1 General Conditions:

- (a) TDR can be utilized only in designated receiving zones as may be notified by the State Government through Urban Development Department.
- (b) The landowner of the receiving plot must obtain all necessary clearances and approvals as may be required under applicable provisions of law.
- (c) TDR can be utilized by the original landowner or any subsequent transferee.

6.2 Procedure for Utilization:

- (a) The owner of a receiving plot intending to utilize TDR shall submit an application to the Urban Development Department along with:
 - (i) Original TDR certificate or details of digital certificate
 - (ii) Building plan showing the proposed utilization of TDR
 - (iii) Proof of ownership of the receiving plot
 - (iv) Such other documents as may be specified by the Urban Development Department
- (b) The Urban Development Department shall verify the eligibility of the receiving plot for TDR utilization and issue a TDR Utilization Certificate (TUC) within 7 working days.
- (c) The Urban Development Department shall record the utilization of TDR in the TDR Bank and on the TDR certificate.

6.3 Building Height Considerations for TDR Utilization:

Under this policy where additional height is permitted through TDR utilization, the following shall be mandatory:

- Structural stability certification
- Fire safety compliance
- Airport authority clearance where applicable
- Additional compliances as may be required

6.4 Considerations:

- (a) Receiving zones shall be periodically reviewed to assess the cumulative impact of TDR utilization on infrastructure and environment.

- (i) Director, Urban Development Department - Chairperson
- (ii) A representative of the Revenue Department (not below the rank of Deputy Collector)
- (iii) A representative of the Tripura Urban Planning & Development Authority (TUDA).
- (iv) The Working Committee shall additionally include:
 - Representative from the department implementing the public purpose project for which TDR is being granted
 - Technical experts relevant to the specific project type
- (v) Any other member as deemed necessary by the Urban Development Department
- (b) The Working Committee shall:
 - (i) Examine applications for TDR certificates
 - (ii) Verify the eligibility of land for TDR
 - (iii) Calculate the quantum of TDR to be granted
 - (iv) Submit recommendations to the Urban Development Department

9.2 State Level TDR Committee:

- (a) A State Level TDR Committee shall be constituted under the chairmanship of the Secretary, Urban Development Department, consisting of:
 - (i) Secretary, Urban Development Department - Chairperson
 - (ii) Secretary, Revenue Department - Member
 - (iii) Director, Urban Development Department - Member
 - (iv) Commissioner, TUDA - Member
 - (v) Commissioner, Municipal Administration - Member
 - (vi) Chief Planner, TUDA - Member Secretary
 - (vii) Chief Engineer, PWD - Member
 - (viii) Representatives of any other department as deemed necessary by the Government
- (b) The State Level TDR Committee shall:
 - (i) Monitor the implementation of the TDR policy
 - (ii) Resolve issues and disputes related to TDR
 - (iii) Recommend modifications to the TDR policy
 - (iv) Coordinate between different departments for effective implementation of the policy
 - (v) Review the functioning of TDR Cells

9.3 TDR Market Development:

- (a) The Urban Development Department shall guide the TDR market development by:
 - (i) Establishing a TDR information clearinghouse where buyers and sellers can access pricing information
 - (ii) Facilitating connections between potential buyers and sellers

- (b) The Cell shall acknowledge the complaints within 7 days and dispose of it within 14 days

11.3 Appeal:

- (a) Any person aggrieved by a decision of the Grievance Redressal Cell may appeal to the State Level TDR Committee within 30 days of such decision.
- (b) The Committee shall dispose of the appeal within 14 days.
- (c) The decision of the State Level TDR Committee shall be treated as final at the administrative level.

ANNEXURE A: Working Examples of TDR Calculation

By Order of the Governor



(Abhishek Singh, IAS)

Secretary to the Government of Tripura

5. TDR for Small Landholdings

| Parameter | Value |
|-------------------------------|------------------------------|
| Land Area (Small Landholding) | 180 sq.m |
| Base TDR Factor (Non-CBD) | 2.0 |
| Small Landholding Incentive | 5% |
| Base TDR | $180 \times 2.0 = 360$ sq m. |
| Additional Incentive | $360 \times 5\% = 18$ sq m. |
| Total TDR Certificate Value | 378 sq m. |

6. Example of Combined Certificate for Small Landowners

| Owner | Land Contributed | Base TDR | 5% Incentive | Individual Share |
|----------------------|------------------|-----------|--------------|------------------|
| Owner A | 150 sq m. | 300 sq.m. | 15 sq m. | 315 sq m. |
| Owner B | 180 sq.m | 360 sq.m. | 18 sq m | 378 sq.m. |
| Combined Certificate | 330 sq.m. | 660 sq.m. | 33 sq m. | 693 sq.m. |

GOVERNMENT OF TRIPURA
GA(CONFIDENTIAL & CABINET) DEPARTMENT AGARTALA, TRIPURA

No.F.8 (7)-GA (CAB)/2025

Dated: 19 May, 2025

MEMORANDUM

Subject : Record of decision of Cabinet meeting held on Friday, 16 May, 2025

Please find herewith an extract of Agenda Item No. 23 pertaining to your department and its decision taken in the State Cabinet Meeting held on Friday, 16 May, 2025 at 5:00 PM in the Cabinet Meeting Hall.

| | |
|--------------------|---|
| Item No. 23 | Approval for framing Tripura Policy for Grant & Utilisation of Transferable Development Rights (TDR), 2025. |
| Decision | Approved |

2. Implementation of the above decision of the Cabinet and the Action Taken Report be uploaded on eCabinet Portal at the earliest.

Enclosure : As Above

(Saurav Das)
Under Secretary

To,
Principal Secretary/ Commissioner/ Secretary, Urban, Govt. of Tripura for your information and further necessary action please.

Copy with the enclosures forwarded to the Secretary of Governor of Tripura, Raj Bahwan, Agartala for information of the Governor.

(Saurav Das)
Under Secretary